143.0	0007	0010.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	879,800	/	879,800
USE VALUE:	879,800	/	879,800
ASSESSED:	879,800	/	879,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		PURITAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCALZILLI CHRISTOPHER &
Owner 2:	GIBSON JULIE
Owner 3:	
Street 1:	12 PURITAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FIORE PAULA B -
Owner 2:	-
Street 1:	12 PURITAN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .205 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1914, having primarily Wood Shingle Exterior and 1905 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8940.000	325,000	4,200	550,600	879,800
Total Card	0.205	325,000	4,200	550,600	879,800
Total Parcel	0.205	325,000	4,200	550,600	879,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.84 | /Parcel: 461.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93099
GIS Ref:
GIS Ref:
Insp Date: 02/04/09

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0007-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	325,000	4200	8,940.	550,600	879,800		Year end	12/23/2021
2021	101	FV	301,000	4200	8,940.	550,600	855,800		Year End Roll	12/10/2020
2020	101	FV	301,000	4200	8,940.	550,600	855,800	855,800	Year End Roll	12/18/2019
2019	101	FV	253,900	4200	8,940.	516,200	774,300	774,300	Year End Roll	1/3/2019
2018	101	FV	253,900	4200	8,940.	426,700	684,800	684,800	Year End Roll	12/20/2017
2017	101	FV	253,900	4200	8,940.	392,300	650,400	650,400	Year End Roll	1/3/2017
2016	101	FV	252,300	4200	8,940.	357,900	614,400	614,400	Year End	1/4/2016
2015	101	FV	204,800	4200	8,940.	351,000	560,000	560,000	Year End Roll	12/11/2014

!11139!

PRINT

Date	Time
12/30/21	11:59:09

LAST REV

Date	Time
11/19/20	14:15:19
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11139

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FIORE PAULA B,	63546-490		4/29/2014	Change>Sale	690,000	No	No		
	11076-434		3/28/1966			No	No		N

USER DEFINED

Prior Id # 1:	93099
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1023	Alterati	7,500	C				
11/23/2016	2181	Heat App	1,200	C				add gas firepIc in
10/24/2016	1290	Dormers	20,000	O				new dormer
5/26/2015	561	Renovate	15,000					
6/18/2014	688	Manual	20,000					
4/28/2014	405	Redo Bas	10,000					
6/6/2000	424	Addition	80,000	C				SHED DORMER-NEW BA

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2016	Permit Insp	PT	Paul T
6/4/2015	Permit Insp	PC	PHIL C
6/26/2014	External Ins	PC	PHIL C
6/16/2014	External Ins	PC	PHIL C
2/4/2009	Measured	372	PATRIOT
5/17/2002	Permit Visit	PM	Peter M
8/6/2001	Permit Visit	PM	Peter M
10/30/2000	Hearing Chag	189	PATRIOT
6/25/2000	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8940		Sq. Ft.	Site		0	80.	0.77	9									550,561						550,600	

Total AC/HA:	0.20523	Total SF/SM:	8940	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	550,561	Spl Credit		Total:	550,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.20118105
Const Adj.:	0.99989998
Adj $ / SQ:	120.106
Other Features:	89569
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364300
Depreciation:	39344
Depreciated Total:	324956

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

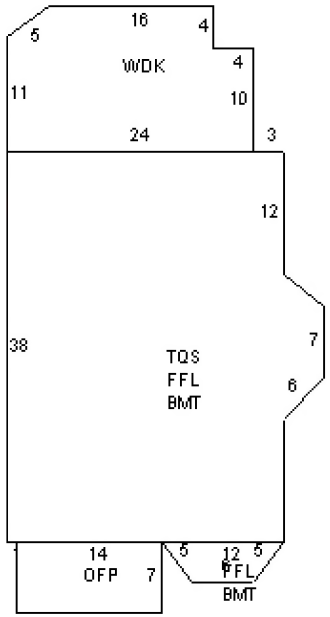
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	120.11
Special Features:	0	Val/Su Net:	95.00
Final Total:	325000	Val/Su SzAd	170.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	36.030	39,779
FFL	First Floor	1,104	120.110	132,597
TQS	3/4 Story	801	120.110	96,205
WDK	Deck	314	9.180	2,884
OFP	Open Porch	98	33.330	3,267

Net Sketched Area:	3,421			Total:	274,732
Size Ad	1905	Gross Area	3688	FinArea	1905

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0007-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	15X20	A	AV	1954	23.33	T	40	101			4,200			4,200

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200

IMAGE

AssessPro Patriot Properties, Inc